# SCALE: 1" = 100'

Owner(s)/Developer(s): Fred M Kuipers &
Andrea D Kuipers
1310 E 500N
West Lafayette, IN 47906
Ph: (765) 463-4894

Parent Tract
Tax Key No(s): 124-04000-0095
State Parcel ID: 79-03-28-300-002.000-017
Deed Record(s): MF77-4213

Subdivision Area: 28.31 AC±

Parent Tract Balance: 28.4 AC±

#### <u>DESCRIPTION</u>

A part of the real estate conveyed to Fred M. Kuipers and Andrea D. Kuipers as recorded in Deed Record MF77-4213 in the Office of the Recorder for Tippecanoe County, Indiana (ORTCI), being a part of the Northeast Quarter of the Southwest Quarter and a part of the Northwest Quarter of the Southwest Quarter, all in Section 28, Township 24 North, Range 4 West, located in Tippecanoe Township, Tippecanoe County, Indiana, and being more particularly described as follows:

Section 28; thence North 89° 36′ 58″ East for 984.70 feet along the North Line of the said Southwest Quarter to the Northeast Corner of the West Half of the East Half of the said Northeast Quarter of the Southwest Quarter of Section 28; thence South 00° 42′ 40″ East for 1,316.90 feet along the East Line of the said West Half to the Southeast Corner thereof; thence South 89° 20′ 11″ West for 986.66 feet along the South Line of the said Northeast Quarter of the Southwest Quarter to the Southwest Corner thereof; thence North 63° 23′ 01″ West for 176.99 feet along the northerly line of Lot 22 in the Meadowgate Estates Subdivision, Section 2 as recorded in Plat Cabinet 8, Page 45, as Document Number 2006006594 (ORTCI) to the northwesterly corner of the said Lot 22; thence northwardly for 186.45 feet along the easterly right—of—way line of Shootingstar Lane on a non—tangent curve to the left, the radius point of which lies North 63° 23′ 01″ West 426.00 feet, from the said northwesterly corner of Lot 22, through a central angle of 25° 04′ 37″, to the southwesterly corner of Lot 23 in the Meadowgate Estates Subdivision, Section 3, as recorded in Plat Book 8, Page 126, as Document Number 2007021170 (ORTCI); thence North 89° 20′ 11″ East for 360.24 feet along the southerly line of the said Lot 23 to the southeasterly corner thereof; thence northwardly along the easterly line of the said Section 3 for the following three (3) courses: 1) thence North 15° 47′ 21″ West for 330.47 feet; 2) thence North 24° 18′ 16″ West for 406.83 feet; 3) thence North 00° 37′ 33″ West for 370.00 feet to the point of beginning, containing 28.31 acres, more or less.

#### NOTE.

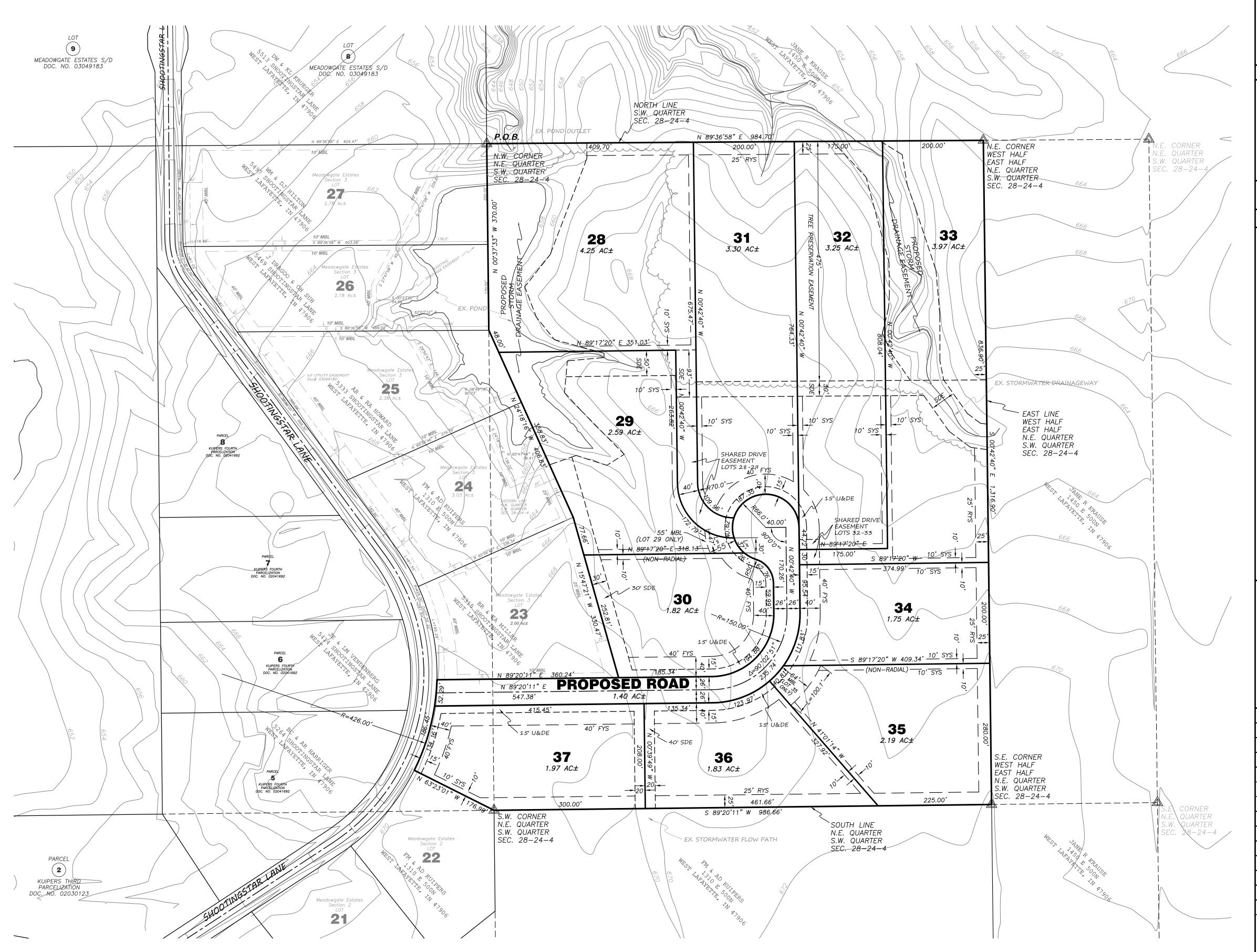
1) PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

- 2) TOTAL NO. OF LOTS: 10
- 3) AVERAGE LOT SIZE: 2.69 AC±
- 4) MINIMUM LOT SIZE: 1.56 AC±
- 5) PROPOSED ROAD TYPE: PUBLIC

  6) PROPOSED PUBLIC RIGHT-OF-WAY AREA: 1.40 AC±
- 7) PROPOSED STORMWATER TREATMENT: EXISTING WET POND
- 1) PROPOSED STORMWATER TREATMENT: EXISTING WET POND
- 8) PROPOSED SEWER & WATER SERVICE: LOTS TO BE SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.

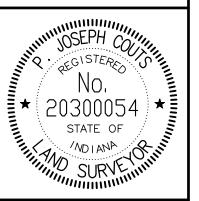
### MEADOWGATE ESTATES SUBDIVISION - SECTION 4

## SEC 28-24-4, TIPPECANOE TWP, TIPPECANOE COUNTY, IN RURAL ESTATE SKETCH PLAN



S20 Longacre Drive, Lafayette, IN 47905

Cog



CERTIFIED BY

CERTIFICATION DATE

08-15-13

KETCH PLAN - SECTION 4
WGATE ESTATES SUBDIVISION
NOE TWP, TIPPECANOE CO., IN

FRED & ANDREA KUIPERS
1310 E 500 N
WEST LAFAYETTE, IN 47906
CONTACT:
PHONE:
(765) 463-4894

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G SCALE 100'		
07-16-13		
AWN BY	ABD CHK'	JOE
REVISIONS		
NO.	DATE	BY
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